

076.0

0003

0017.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

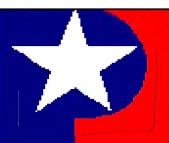
763,200 / 763,200

USE VALUE:

763,200 / 763,200

ASSESSED:

763,200 / 763,200


Patriot
Properties Inc.
PROPERTY LOCATION**IN PROCESS APPRAISAL SUMMARY**

No	Alt No	Direction/Street/City
43		CROSBY ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: CHRISTOPOULOS ELIAS &

Owner 2: CHRISTOPOULOS VASSILIKE

Owner 3:

Street 1: 43 CROSBY ST

Street 2:

Twn/City: ARLINGTON

St/Prov: MA	Cntry	Own Occ: Y
Postal: 02474	Type:	

PREVIOUS OWNER

Owner 1: CHRISTOPOULOS E TRS--ETAL -

Owner 2: CHRISTOPOULOS VASSILIKE -

Street 1: 43 CROSBY STREET

Twn/City: ARLINGTON

St/Prov: MA	Cntry	
Postal: 02474	Type:	

NARRATIVE DESCRIPTION

This parcel contains .279 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1953, having primarily Vinyl Exterior and 1316 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		12172	Sq. Ft.	Site			0	70.	0.65	12									549,608						549,600	

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	12172.000	213,600		549,600	763,200		48095
							GIS Ref
							GIS Ref
							Insp Date
							10/30/18

16334!

USER DEFINED

Prior Id # 1: 48095
Prior Id # 2:
Prior Id # 3:
Date Time
12/30/21 03:43:53
Prior Id # 1:
Prior Id # 2:
Prior Id # 3:
Date Time
07/23/19 10:27:57
apro
6334
ASR Map:
Fact Dist:
Reval Dist:
Year:
LandReason:
BldReason:
CivilDistrict:
Ratio:

PREVIOUS ASSESSMENT							Parcel ID	Parcel ID 076.0-0003-0017.0		
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	213,600	0	12,172.	549,600	763,200		Year end	12/23/2021
2021	101	FV	205,800	0	12,172.	549,600	755,400		Year End Roll	12/10/2020
2020	101	FV	205,800	0	12,172.	549,600	755,400	755,400	Year End Roll	12/18/2019
2019	101	FV	174,900	0	12,172.	510,400	685,300	685,300	Year End Roll	1/3/2019
2018	101	FV	174,900	0	12,172.	510,400	685,300	685,300	Year End Roll	12/20/2017
2017	101	FV	174,900	0	12,172.	447,500	622,400	622,400	Year End Roll	1/3/2017
2016	101	FV	174,900	0	12,172.	408,300	583,200	583,200	Year End	1/4/2016
2015	101	FV	174,000	0	12,172.	361,200	535,200	535,200	Year End Roll	12/11/2014

BUILDING PERMITS											ACTIVITY INFORMATION									
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name								
10/30/2018		MEAS&NOTICE								CC		Chris C								
6/2/2009		Measured		189		PATRIOT														
11/2/2000		Hearing N/C		153		PATRIOT														
4/20/2000		Inspected		243		PATRIOT														
10/13/1999		Mailer Sent																		
10/13/1999		Measured		266		PATRIOT														
5/1/1990				PM		Peter M														
Sign:		VERIFICATION OF VISIT NOT DATA		_____		_____		_____		_____		_____								

